

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **January 3, 2005**

Members Present-

Robbie Rogers-Director/Chairperson, Keith Hunter-Environmental Health, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Ricky Hendrix-Ginn Engineering, Dan Hickey-Fire Services, Dale Parrett-Public Works, Terry Neal-Attorney, Marie Keenum-911 Coordinator, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from December 20, 2004. Mr. Parrett seconded the motion and the motion carried.

OLD BUSINESS-

Master Plan Approval for CPA2004-0004/Long

Steve Richey, attorney for Parkwood, the developer, and Ted Sentgeorge, Wantman Group, were present and requesting master plan approval on 80 acres for a 480-unit residential subdivision. A revised master plan was submitted. The average lot size is 40' x 95'. Single-family residences are proposed with a 10' building separation and zero lot line setback. Mrs. Rogers gave the Committee background information regarding this project. The property is located on CR 101 and is in the final stages of the comprehensive plan amendment process. Staff is awaiting information from the Department of Community Affairs. The Zoning and Adjustment Board and the Board of County Commissioners will hear this proposal also. The future land use is High Density Residential. The applicant is requesting RPUD zoning and master plan approval. There are 19.25 acres of proposed open space area. The existing oak trees located on the property will be preserved as much as possible. The main entrance is proposed on the southeast corner. There are 2 roundabouts and a 40' right-of-way. The proposed future improvements to CR 101 were discussed. The applicant stated CR 101 would be improved the length of the applicant's property. Dry stormwater retention is proposed. There will be step-down-type terraces provided in the retention area. The recreation area will consist of 4 tennis courts, a basketball court, and a 4000 square foot pool. The project will provide its own water/wastewater treatment facilities. The stormwater created by improvements to CR 101 will be maintained on the property. The sanitary facilities will be enclosed. Additional right of way has been provided for the dedication and improvements for CR 101. There will be walking trails provided for pedestrian access to the entire subdivision with sidewalks along the interior roads. The proposed residences will be two-story frame/stucco and will range from \$150,000-\$200,000. Proposed construction is to begin in late 2005. There will be no multi-family units. A gated entrance will be provided. There will be a Homeowner's Association and the roads will be privately maintained. The County will provide all 911 addresses. There is no interior golf cart access proposed. Residential sprinklers systems were discussed.

Mr. Parrett recommended approval of the master plan as presented. Mrs. Keenum seconded the motion and the motion carried.

NEW BUSINESS-

Croom-A-Coochee Baptist Church – Medium Development – Conceptual Review

Benny Bedenbough and Ken Barrett, H & B Consulting Engineers, Inc., and Randy Blackwelder, son-in-law to the pastor, were present and requesting to construct a new church sanctuary to seat 363 people. The proposed sanctuary will consist of 7800 square feet. The water retention area was discussed. Grass parking will be provided. The project property consists of 18 acres. The existing school has an attendance of 18-21 children. The existing sanctuary will be incorporated with the school. A waiver was requested for the endangered species survey and traffic impact study requirements. Handicapped parking sign requirements on private property were discussed. Attorney Neal will research the federal and state statutes regarding this issue. Proposed fire protection was discussed. There are 2 wells currently on the property, which serve the pastorium, school and existing sanctuary. They will be sufficient for the proposed sanctuary also. There were no engineering comments. The drainage calculations will be submitted. Mr. Parrett recommended providing a walkway over the swale.

Mrs. Keenum moved to approve the conceptual plans, subject to all comments being addressed. Mr. Parrett seconded the motion and the motion carried.

Mr. Hendrix excused himself at 2:45 PM.

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approvals. The engineer recommended approval for all of the below named projects. Stormwater calculation corrections were discussed.

VOS: Unit 146 – Major Development – Engineering Review (406 lots)

VOS: Holly Hill Villas – Major Development – Engineering Review (111 lots)

VOS: Unit 147 – Major Development – Engineering Review (245 lots)

VOS: Grovewood Villas – Major Development – Engineering Review (82 lots)

VOS: Sandhill Villas – Major Development – Engineering Review (62 lots)

VOS: Allandale Villas – Major Development – Engineering Review (94 lots)

Mr. Springstead moved to approve all projects listed above for engineering approval. Mr. Lukert seconded the motion and the motion carried.

The next meeting is scheduled for January 10, 2005.

Mr. Springstead made a motion to adjourn. Mr. Lukert seconded the motion and the motion carried.

The meeting adjourned at 2:50 PM.